

DRE-65

ADDENDUM TO 1974-1975

ANNUAL REPORT

September, 1974

ADDENDUM TO 1974 - 1975
ANNUAL REPORT

Resource Planning Department
Central & Southern Florida Flood Control District

June, 1976

The first eight months of the 1975-1976 fiscal year have seen a continuing increase in the number of land development reviews conducted by this Department. DRI activity has continued to decline, while District involvement in other land development review activities has increased substantially. The following figures and tables are intended to provide a summary of proposals for which commentary has been provided during the first eight months of this fiscal year, as well as a summation of all land development proposals which have received District commentary since July, 1972.

Developments of Regional Impact

From Table 1 and Figure 1, it can be seen that DRI activity within the District has continued to decline, particularly within the Gold Coast counties of Dade, Broward and Palm Beach counties. The six DRI proposals which have been reviewed thus far this fiscal year are located throughout the South Florida area. As was noted in the 1974-1975 Annual Report, the type of DRI proposal is changing as well as the potential impact on county population. Only two of the six DRI's are residential developments while two others, the hospital and the airport, were the first of their kind in the South Florida area. Impacts on county population of the two residential DRI's are small (less than 7%).

Table 3 summarizes the actions taken on all DRI's which the District has provided commentary on as of May 31, 1976. As was noted in the 1974-75 Annual Report, local government actions have generally reflected the recommendations of the Regional Planning Council. Six of the DRI's were withdrawn by the applicant prior to the regional planning council public hearing and an additional five were withdrawn prior to the local government public hearing. The RPA recommendation for these five DRIs had been either denial or approval

with conditions. Local government action is pending on 11 of the 66 DRI's. Appeals have been filed with the Florida Land and Water Adjudicatory Commission (the Governor and Cabinet) for approximately 20 percent of the 66 DRI's. In most cases the regional planning council, the local government, and the applicant have been able to resolve the key problems and the appeals withdrawn or dismissed prior to action by the Florida Land and Water Adjudicatory Commission. Only three appeals are still pending. It is apparent from the table that the great majority of the DRIs on which local government has taken action are currently inactive, namely 24 of 41 DRI's. Only three of the DRI's have refiled below DRI thresholds. Of the remaining DRI's, 11 are pursuing various local government development approvals while only 6 are actually under construction. With regard to the permitting requirements of Chapter 373, Florida Statutes, of those DRI's within current District boundaries, 8 have been issued Surface Water Management or Water Use permits, of which only 4 are currently active. Applications for 8 others are currently being processed in-house. There is only one DRI, Doral Park, currently under construction which has not received nor made application for a Surface Water Management Permit and construction on it was initiated prior to implementation of the District's Rules, Chapter 16K.

A-95 Reviews

From Table 4 it can be seen that District participation in this review activity is increasing, with 11 proposals commented on thus far this fiscal year. Of these, two were housing projects in Broward and Orange counties seeking FHA financing, two were grant proposals from Dade County, and the remaining seven, including four Community Development Block Grant Proposals and three other grant proposals, were from Palm Beach County.

TABLE 1: DRI's Reviewed

October 1, 1975 - May 31, 1976

| <u>I.D.#</u> | <u>NAME</u> | <u>TYPE OF DEVELOPMENT</u> | <u>LOCATION</u> |
|------------------|--|----------------------------|-------------------------------|
| 76-61 (76-1(10)) | Dade County Regional Service Center | OP | Miami Dade County |
| 76-62 (76-2(10)) | TPAG Planned Residential Development | R | Dade County |
| 76-63 (76-1(09)) | Lely Country Club | R | Collier County |
| 76-64 (76-2(09)) | Southwest Florida Regional Airport | A | Lee County |
| 76-65 (76-3(10)) | Palm Beach-Martin County Medical Center Hospital | H | Jupiter Palm Beach County |
| 76-66 (76-4(10)) | Martin-Sherman 240 KV Transmission Line | ET | Martin/Okeechobee Counties |

| | |
|-----------------------------------|----------|
| A - Airport | 1 |
| ET - Electrical Transmission Line | 1 |
| H - Hospital | 1 |
| OP - Office Park | 1 |
| R - Residential | 2 |
| | <u>6</u> |

FIGURE 1: DRI's by Location

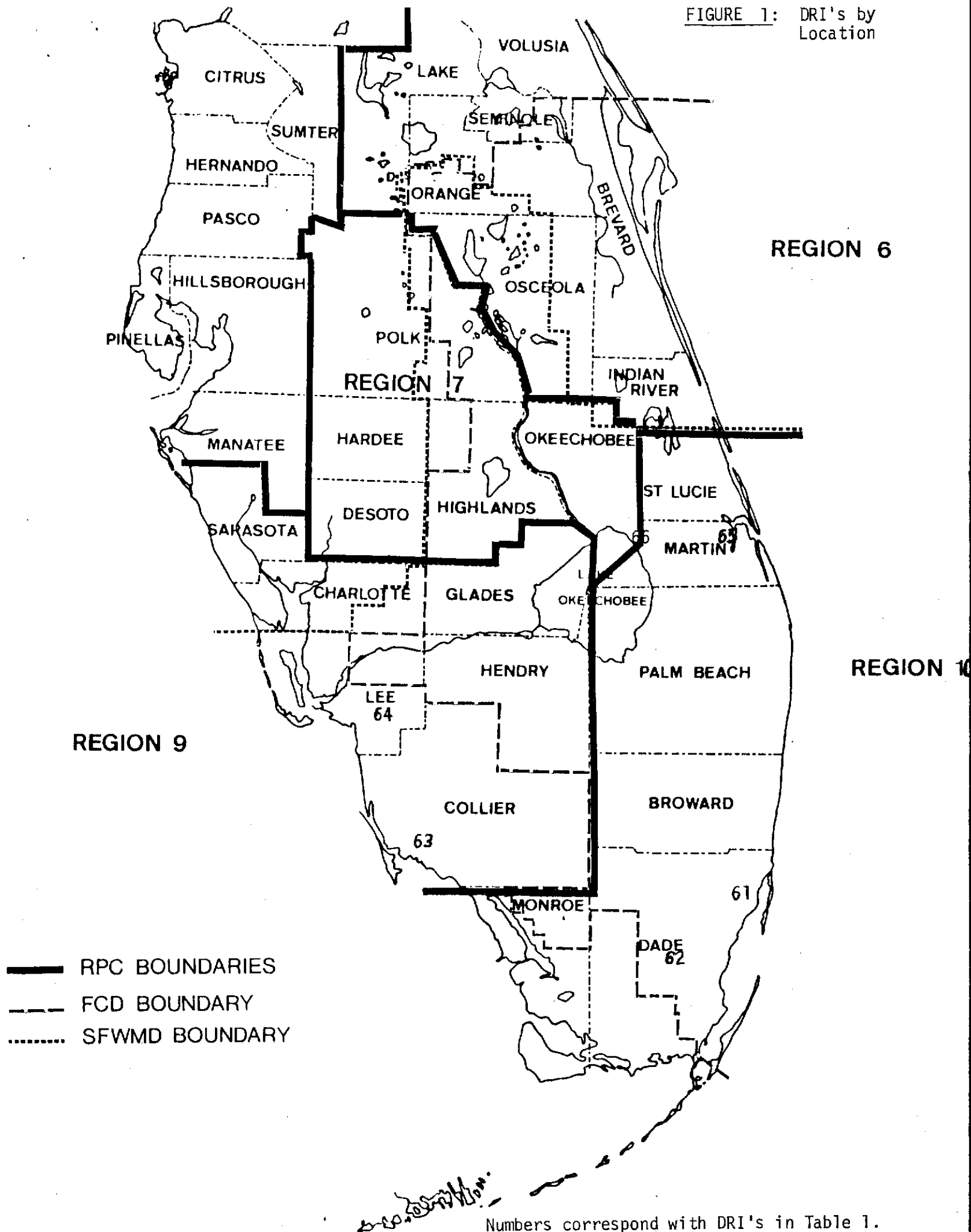


TABLE 2: Breakdown of DRI's by County/RPC

October 1, 1975 - May 31, 1976

| DRI/County/RPC | No. of DRI's ¹ | 1975 County Population | DRI Threshold | Total Potential DRI Acreage ¹ | Total Potential DRI Population ² | Percent of Existing Population |
|---|------------------------------|---------------------------|-------------------------------------|---|--|--------------------------------------|
| 76-61 Dade County Regional Service Center | | | 300,000 sq.ft.gross | 4 acres | 625,675 sq. ft. | ----- |
| 76-62 TPAG Planned Residential Development | | | 3,000 dwelling units | 620 acres | 9,600 | 7% |
| DADE COUNTY | <u>2</u> | <u>1,437,993</u> | | <u>620 acres</u> | <u>9,600</u> | <u>7%</u> |
| 76-65 Palm Beach-Martin County Medical Center Hospital | | | service area includes 2 counties | 19 acres | ----- | ----- |
| PALM BEACH COUNTY | <u>1</u> | <u>477,751</u> | | <u>19 acres</u> | ----- | ----- |
| SFRPC | <u>3</u> | | | <u>643 acres</u> | <u>9,600</u> | ----- |
| 76-63 Lely Country Club | | | 750 dwelling units | 244 acres | 3,345 | 5% |
| COLLIER COUNTY | <u>1</u> | <u>62,734</u> | | <u>244 acres</u> | <u>3,345</u> | <u>5%</u> |
| 76-64 Southwest Florida Regional Airport | | | airport construction | 3,108 acres | ----- | ----- |
| LEE COUNTY | <u>1</u> | <u>156,499</u> | | <u>3,108 acres</u> | ----- | ----- |
| SWFRPC | <u>2</u> | | | <u>3,352 acres</u> | <u>3,345</u> | ----- |
| 76-66 Martin-Sherman 240 KV Transmission Line | | | 230 KV/crosses a county line | 27 miles long | ----- | ----- |
| OKEECHOBEE/MARTIN COUNTIES | <u>1</u> | <u>16,950/ 47,726</u> | | | ----- | ----- |
| CFRPC | <u>1</u> | | | <u>27 miles long</u> | ----- | ----- |

¹ Includes non-residential DRI's² Does not include non-residential DRI's

TABLE 3: Summary of Actions Taken on DRI's
July 1, 1973 - May 31, 1976

| I.D.# | NAME | LOCATION | RPA REC. | LOCAL GOV'T. ACTION | APPEAL ACTION | FCD PERMIT STATUS | CURRENT PROJECT STATUS |
|-------|---|--|-------------|------------------------|------------------|-------------------------|------------------------------|
| 73-01 | Ortolo Oakland | Palm Beach County | D | W | | 4 | 2,3 |
| 73-02 | Highland Chase | Broward County | D | W | | 4 | 1 |
| 73-03 | Frenchman's Creek | Palm Beach County | A | CA | | 2 | 4 |
| 73-04 | Le Chalet | Palm Beach County | CA | W | | 1 | 2,4 |
| 73-05 | Burning Foot Village (Jupiter Isles) | Palm Beach County | CA | CA | | 3 | 3 |
| 73-06 | Sandpiper Cove | Lee County | D | CA | | 6 | 1 |
| 73-07 | Mariner Sands | Martin County | CA | CA | | 4 | 1 |
| 73-08 | North Largo Yacht Club | Monroe County | CA | A | 1,3 | 6 | 3 |
| 73-09 | Coot Bay | Martin County | CA | NA | | 4 | |
| 73-10 | The Hammocks | Dade County | CA | CA | | 1 | 3 |
| 73-11 | King's Lake | Collier County | D | CA | | 6 | 1 |
| 73-12 | Cypress Lake Land | Lee County | CA | CA | | 6 | 1 |
| 73-13 | Leadership | Parkland Broward County | CA | CA | 1,3 | 4 | 1 |
| 73-14 | Palm-Aire | Palm Beach County | D | CA | | 4 | 1 |
| 73-15 | Jupiter Trails | Palm Beach County | D | CA | | 4 | 1 |
| 73-16 | Three Seasons | Jupiter Palm Beach County | D | A | 1,4 | 3 | 1 |
| 73-17 | Fisher Island | Miami | W | W | | 4 | See #75-53 |
| 73-18 | Port Labelle | Dade County Hendry/Glades Counties | CA | CA | | 1,2 | 3 |

TABLE 3: Summary of Actions Taken on DRI's (Page 2)

| I.D. # | NAME | LOCATION | RPA REC. | LOCAL GOV'T. ACTION | APPEAL ACTION | FCD PERMIT STATUS | CURRENT PROJECT STATUS |
|--------|---|---|---------------|---------------------|---------------|-------------------|------------------------|
| 73-19 | The Villas South | Lee County | CA | CA | | 6 | 1 |
| 73-20 | Seamark | Martin County | CA | CA | | 4 | 1 |
| 73-21 | Boynton Beach Shopping Mall | Palm Beach County | CA | CA | | 4 | 1 |
| 73-22 | Doral Park | Dade County | Tie Vote | CA | | 4 | 4 |
| 73-23 | Honeyhill Green | Dade County | CA | NA | | 4 | |
| 73-24 | Lauderdale Lakes Mall | Lauderdale Lakes Broward County Martin County | D CA | W CA | | 4 3 | 1 1 |
| 74-25 | Sailfish Point | Plantation Broward County Pembroke Pines Broward County Monroe County | CA CA W | CA CA W | 1,3 | 4 1 6 | 1 1 1 |
| 74-26 | Gulfstream Plantation | Miami Dade County Monroe County | D D | CA CA | 1,3 1,3 | 4 6 | 1 1 |
| 74-27 | Century Village South (Flamingo West) | | | | | | |
| 74-28 | Sugarloaf Key | | | | | | |
| 74-29 | Cloughton Island | | | | | | |
| 74-30 | Blue Hammock Yacht Club & Marina | | | | | | |
| 74-31 | FP&L Petroleum Storage Facility | | | | | | |
| 74-32 | Butler Farms | | | | | | |
| 74-33 | Bates PUD | | | | | | |
| 74-34 | New Community-Arvida (Indian Traces) | | | | | | |
| 74-35 | Parkland Lakes | | | | | | |
| 74-36 | Port Everglades Petroleum Storage Facility | | | | | | |

* Agricultural Use only (current zoning of the site)

TABLE 3: Summary of Actions Taken on DRI's (Page 3)

| I.D. # | NAME | LOCATION | RPA REC. | LOCAL GOV'T. ACTION | APPEAL ACTION | FCD PERMIT STATUS | CURRENT PROJECT STATUS |
|----------------|---|-------------------------------|----------|---------------------|---------------|-------------------|------------------------|
| 74-37 | Ryder Systems, Inc. | Dade County | W | W | | 4 | 1 |
| 74-38 | Fox Property | Palm Beach County | CA | A | 1 | 4 | |
| 74-39 | University Park | Miramar | CA | CA | | 3 | 3 |
| 74-40 | Boca Verde (Via Verde Development) | Broward County | CA | CA | 1,3 | 1 | 3 |
| 74-41 | Kendale Gables | Palm Beach County | D | NA | | 4 | |
| 74-42 | Colony Lemon Bay | Dade County | CA | CA | | 6 | 1 |
| 74-43 | Bridle Path | Charlotte County | CA | CA | 1,3 | 6 | 1 |
| 74-44 | Palm Beach Golf and Ocean Club | Collier County | CA | CA | | 4 | 1 |
| 75-45 (8310-A) | Stuart Shopping Mall | Palm Beach County | D | D | | 4 | 1 |
| 75-46 (8310-B) | Twin Banyan Plantation | Martin County | CA | W | | 4 | 1 |
| 75-47 (8310-C) | Boca Del Mar Plaza | Port St. Lucie | W | W | | 4 | 1 |
| 75-48 (8307-A) | Lake Wales Fronton Sports Theatre | St. Lucie County | W | W | | 4 | 1 |
| 75-49 (8309-A) | American Community Systems | Boca Raton | CA | CA | | 6 | 1 |
| 75-50 (8309-B) | Krehling New Community | Palm Beach County | CA | CA | | 4 | 1 |
| 75-51 (8306-A) | Florida Mall Property | Polk County | CA | CA | | 6 | 1 |
| 75-52 (8310-D) | Country Lakes | Hendry County | CA | CA | | 4 | 1 |
| 75-53 (8310-E) | Fisher Island | Collier County | CA | CA | | 6 | 1 |
| 75-54 (8310-F) | Miami Beach Marina | Orange County | CA | CA | | 6 | 1 |
| 75-55 (8310-G) | Midway-Sherman 240 KV Transmission Line | Miramar | D | CA | 1,3 | 1 | 3 |
| | | Broward County | D | NA | | 4 | 2 |
| | | Dade County | CA | A | | 5 | 3 |
| | | Miami Beach | A | A | | 4 | 3 |
| | | Dade County | A | A | | 4 | 3 |
| | | Okeechobee/St. Lucie Counties | A | A | | 4 | 3 |

TABLE 3: Summary of Actions Taken on DRI's (Page 4)

| I.D.# | NAME | LOCATION | RPA REC. | LOCAL GOV'T. ACTION | APPEAL ACTION | FCD PERMIT STATUS | CURRENT PROJECT STATUS |
|-----------------|---|------------------------------|----------|---------------------|---------------|-------------------|------------------------|
| 75-56 (8309-C) | The Estuaries | Lee County | D | NA | | 6 | |
| 75-57 (8310-H) | Homestead Properties, Inc. | Homestead Dade County | CA | CA | 1,3 | 1 | 3 |
| 75-58 (8310-I) | Dade County Zoological Park | Dade County | A | A | | 4 | 4* |
| 75-59 (8310-K) | FEC Industrial Park | Dade County | CA | NA | | 4 | |
| 75-60 (8310-J) | 84 South | Broward County | D | NA | | 4 | |
| 76-61(76-1(10)) | Dade County Regional Service Center | Miami Dade County | CA | A | | 5** | 4 |
| 76-62(76-2(10)) | TRAG Planned Residential Development | Dade County | W | W | | 4 | 1 |
| 76-63(76-1(09)) | Lely Country Club | Collier County | CA | NA | | 6 | |
| 76-64(76-2(09)) | Southwest Florida Regional Airport | Lee County | NA | NA | | 6 | |
| 76-65(76-3(10)) | Palm Beach-Martin County Medical Hospital | Jupiter Palm Beach County | CA | NA | | 3 | |
| 76-66(76-4(10)) | Martin-Sherman 240 KV Transmission Line | Okeechobee/Martin Counties | A | NA | | 4 | |

* It has been determined that the construction underway does not involve the surface water management system.
 ** The Regional Service Center itself will not require a Surface Water Management permit. However, if the entire downtown Government Center is to be drained to C-6, a permit will be required for the Government Center.

| RPA Recommendation/Local Government Action | | Appeal Action | Permit Status | Current Status |
|--|----------|---------------------------------------|--|--|
| A - Approval | Approval | 1 - RPA appeal | 1 - Application filed | 1 - Inactive |
| CA - Conditional Approval | Approval | 2 - Applicant appeal | 2 - Water Use Permit issued | 2 - Refiled below DRI threshold |
| D - Denial | | 3 - Appeal withdrawn/dismitted | 3 - Surface Water Management Permit issued | 3 - Actively pursuing development approvals, i.e., rezoning approval, plat approval, building permit |
| W - Withdrawn | | 4 - Action by Adjudicatory Commission | 4 - No application filed | 4 - Under construction |
| NA - No Action | | | 5 - No permit required | |
| | | | 6 - Outside current District boundaries | 5 - Completed |

Environmental Impact Statements

The number of such proposals on which District comments were requested has also increased this fiscal year when compared to last fiscal year (see Table 4). Of the seven EIS's commented on thus far, two were housing projects requesting FHA financing, one a state road in Dade County, one a regional airport in Lee County, one a grant proposal from the Florida Keys Aqueduct Authority, and the remaining two were housing projects seeking FHA financing in Palm Beach County.

Local Government Rezoning Applications

District participation in local government land use decision-making processes has continued to expand with this fiscal year. To date, the District has finalized administrative agreements with Broward, Dade, Glades, Highlands, Martin, Okeechobee, Palm Beach, Polk, and St. Lucie counties. Discussions are underway with Hendry, Lee and Orange counties (see Figure 2). From Table 4 it can be seen that the greatest number of rezoning proposals have continued to come from Dade and Palm Beach counties, resulting in over a 100 percent increase in the proposals commented on by the District thus far this fiscal year.

Land Sales Offerings

This activity has also seen a substantial increase in District participation thus far this fiscal year. Ten Applications for Registration from Brevard, Highlands, Orange, Palm Beach, and Polk counties have received District commentary to date (see Table 4).

Other Reviews

As with the review programs discussed above, these reviews, namely requests for information, releases of reservations, releases of District lands, and

FIGURE 2: Status of Rezoning Agreements

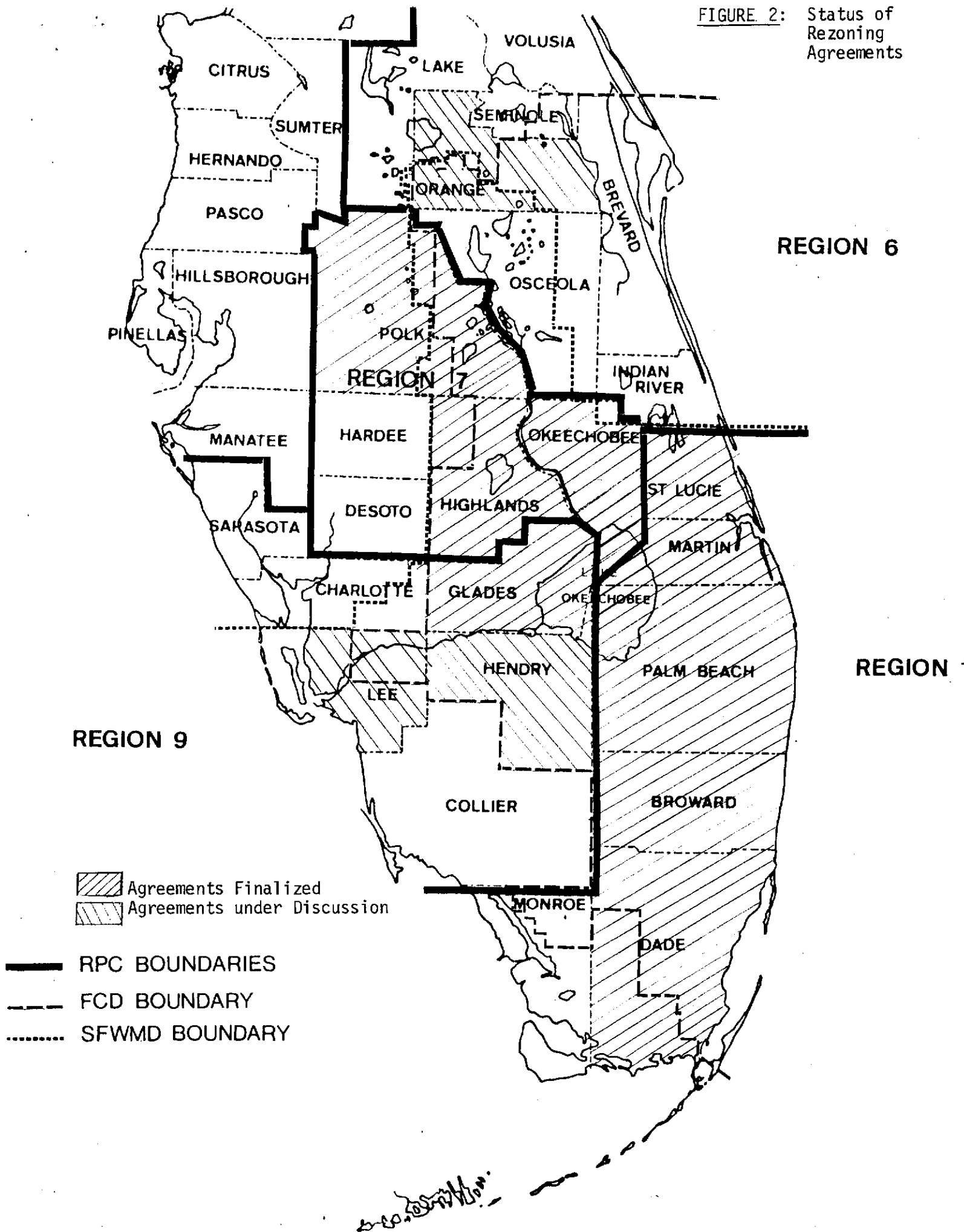


TABLE 4: Land Development Reviews
July 1, 1972 - May 31, 1976

| COUNTY | July '72- June '73 | | | July '73- June '74 | | July - Sept. '74 | | Oct. '74 - Sept. '75 | | | | | Oct. '75 - May '76 | | | | | TOTALS, July '72 - May '76 | | | | |
|--------------|-----------------------|------|-------|-----------------------|------|---------------------|------|----------------------|----------|---------------|------|-----|--------------------|-------|-----|----------|---------------|----------------------------|-----|------|-------|-------|
| | EIS | ACSC | OTHER | DRI | ACSC | DRI | ACSC | DRI | REZONING | LAND SALES | A-95 | EIS | ACSC | OTHER | DRI | REZONING | LAND SALES | A-95 | EIS | ACSC | OTHER | TOTAL |
| Brevard | | | | | | | | | | | | | | | | | 1 | | | | | 1 |
| Broward | | | | 11 | | 2 | | 5 | | 1 | | | | 6 | 13 | 11 | 1 | 2 | | | 6 | 32 |
| Charlotte | | | | 1 | | | | | | | | | | | 1 | | | | | | | 1 |
| Collier | | | | 2 | 1 | 1 | | | | | | | | 1 | 4 | | | | | 1 | 1 | 6 |
| Dade | 1 | | | 7 | | 1 | | 5 | 15 | 1 | 1 | | | | 14 | 38 | | 3 | 5 | 1 | 5 | 67 |
| Glades | | | | 1* | | | | | | | | | | 2 | 1* | 2 | | | | | | 3* |
| Hendry | | | | 1* | | 1 | | | | | | | | | 2* | | | | | | | 2* |
| Highlands | | | | | | | | | | | | | | | | | 1 | | | | | 1 |
| Indian River | | | | | | | | | | | | | | | | | | | | | | |
| Lee | | | | 3 | | 1 | | | | 1 | | | | | 5 | | 1 | | 1 | | | 7 |
| Martin | | | | 4 | | 1 | | | | 1* | 1 | | | | 6* | 1 | | | | | | 7* |
| Monroe | | | | 3 | | | | | | 1 | 1 | | | | 3 | | | 1 | 2 | 1 | 1 | 8 |
| Palm Beach | | 1 | | 12 | | 1 | | 25 | | 2 | 7 | 1 | | 1 | 14 | 56 | 6 | 14 | 3 | 1 | 5 | 99 |
| Polk | | | | | | 1 | | 1 | 1 | | | | | | 1 | 1 | 2 | | | | | 4 |
| Okeechobee | | | 1 | | | 1* | | | | | | | | | 2* | | | | | | 1 | 3* |
| Orange | | | | | | 1 | | 1 | 1 | | | | | 2 | 1 | 1 | 1 | 1 | | | 2 | 6 |
| Osceola | | | | | | | | | | | | | | | | | 1 | | | | | 1 |
| Seminole | | | | | | | | | | | | | | | | | | | | | | |
| St. Lucie | | | | | | 1 | | 1* | 1 | | | | | | 2* | 2 | | | | | | 3* |
| Volusia | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | 1 | 1 | 1 | 44 | 1 | 3 | 1 | 13 | 48 | 3 | 10 | 3 | -- | 2 | 66 | 112 | 13 | 21 | 11 | 4 | 21 | 248 |

* Crosses county lines

plat approvals, have also experienced a substantial increase, as noted in Table 4.